

Agreement Award

**Indian-Non Judicial Stamp  
Haryana Government**

Date : 27/07/2017

Certificate No. T0272017G256

Stamp Duty Paid : ₹ 101  
(Rs. Only)

GRN No. 29506656



Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Jagran Developers PvtLtd

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : New delhi

District : New delhi

State : Delhi

Phone: 0000000000

**Buyer / Second Party Detail**

Name : Other

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : X

District : X

State : X

Phone : 0000000000

Purpose : OTHERS

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>**FORM 'REP-II'**

[See rule 3(3)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT****Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Arun Kumar Nijhawan, Director duly authorized by the promoter of the proposed project i.e. The Galleria, Kurukshetra Global City - Phase -II, vide their Board Authorization dated 15 May 2017

I, Arun Nijhawan, resident of 58/1, Ground Floor, Old Rajinder Nagar, New Delhi-110060, Authorized Signatory, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. M/s Jagran Developers Private Limited and land owners have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate is enclosed herewith.

2. That the said land is free from all encumbrances.

*Arun Kumar*

3. That the time period within which the project shall be completed by promoter is by 31<sup>st</sup> December, 2019.

4. That seventy per cent of the amounts realised by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by M/s Jagran Developers Private Limited [Promoter] in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by M/s Jagran Developers Private Limited [Promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That by M/s Jagran Developers Private Limited [Promoter] shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That by M/s Jagran Developers Private Limited [Promoter] shall take all the pending approvals on time, from the competent authorities.

9. That by M/s Jagran Developers Private Limited [Promoter] has furnished, to the best extent, such other documents as have been prescribed by the Act and the draft rules, as and regulations (not released yet) made thereunder.

10. That by M/s Jagran Developers Private Limited [the Promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

*Jagan Kumar*  
Deponent

### Verification

The contents of my above Affidavit cum Declaration are true and correct based on the documents maintained by Jagran Developers Private Limited, no part of it is false or incorrect and nothing material has been concealed by me there from. Verified by me at Sonapat on this 29 day of July 2017

*Jagan Kumar*  
Deponent

ATTESTED

NOTARY  
Distt Sonapat